



## City of Seattle

Edward B. Murray, Mayor

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### Department of Planning and Development

D. M. Sugimura, Director

## CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number:** 3016893

**Applicant Name:** Madeline Chaney (Odelia) for Verizon Wireless

**Address of Proposal:** 1515 P South Angeline Street

### **SUMMARY OF PROPOSED ACTION**

Land Use Application to allow 12 new panel antennas on existing Seattle City Light transmission tower (Verizon Wireless). Three equipment cabinets will be installed on a new 228 sq. ft. concrete pad at the base of the tower.

The following approval is required:

**Administrative Conditional Use** – to allow a minor communication utility in an SF zone. (SMC 23.57.010.C.B)

### **BACKGROUND DATA**

#### **Site and Vicinity Description**

The site, located in the Chief Sealth Trail, near South Angeline Street and 15<sup>th</sup> Avenue South, contains an existing 126 foot transmission tower. The subject property in the area of the tower, is zoned Single Family 7200 (SF 7200) with a 30 foot height limit. Properties north, east and south of the trail are zoned SF 7200 and west of the trail are zoned SF 5000. Development in the area consists of residential neighborhood directly on each side of the Chief Sealth Trail.

#### **Public Comments**

The public comment period for this project ended May 7, 2014. Seven comment letters were received about potential impacts to the neighborhood, radiation, human health and property values.

## **ADMINISTRATIVE CONDITIONAL USE - ANALYSIS**

*The establishment or expansion of a minor communication utility regulated pursuant to Seattle Municipal Code Section [23.57.002](#) may be permitted as an Administrative Conditional Use when they meet the development standards of subsection [23.57.010.C](#) and the following criteria, as applicable:*

- a. The proposal shall not be significantly detrimental to the residential character of the surrounding residentially zoned area, and the facility and the location proposed shall be the least intrusive facility at the least intrusive location consistent with effectively providing service. In considering detrimental impacts and the degree of intrusiveness, the impacts considered shall include but not be limited to visual, noise, compatibility with uses allowed in the zone, traffic, and the displacement of residential dwelling units.*

The proposal consists of 12 new Verizon Wireless panel antennas to an existing 126 foot tall Seattle City Light Transmission tower. The antennas are proposed to be side-mounted on short frames, two to a frame, on three legs of the existing tower. The frames are proposed to be stacked, one set will have a height of 49 feet and the second set will be 54 feet above the ground. The antennas are less than 8 feet tall. The antennas are proposed to have a stand-off from the tower leg of three feet. The antennas will be painted to match the existing tower specified by the owner, Seattle City Light. The visible impact of the additional antennas to the existing transmission power lines is expected to be minor to neighboring properties or passersby. Operational noise will be mitigated and limited to low level sound from supporting equipment and will be located far from adjacent residential properties. No residential dwelling units will be displaced by the proposal. Therefore, the proposal should not be perceptibly more intrusive than the existing condition. The application included analysis of alternative locations for the Verizon Wireless facility, concluding that no other location could provide the needed coverage. The impacts of the construction of multiple new facilities would likely be far more intrusive than the proposed project. This proposal is the least intrusive facility in the least intrusive location.

- b. The visual impacts that are addressed in Section [23.57.016](#) shall be mitigated to the greatest extent practicable.*

The Visual Impacts and Design Standards require projects to minimize the visual appearance of minor communication utility antennas by requiring that they be screened or otherwise be visually integrated with the facility on which they are mounted. In the case of antennas mounted onto existing towers, the standards require techniques to minimize the appearance of bulk includes limiting horizontal extensions outward from the tower. The antenna is proposed to be mounted with a three foot standoff from a tower leg. Due to the design of the antennas, this should not be intrusive. The antennas will be painted to match the existing tower specified by the owner, Seattle City Light. Supportive equipment will be installed at the ground level all inside a fenced enclosure that is well within the boundaries of the Seattle City Light Transmission Tower. Therefore, the visual impacts of the proposal will be mitigated to the greatest extent practicable.

- c. Within a Major Institution Overlay District, a Major Institution may locate a minor communication utility or an accessory communication device, either of which may be larger than permitted by the underlying zone, when:*

This criterion is not applicable as the proposal is not located within a Major Institution Overlay District.

*d. If the proposed minor communication utility is proposed to exceed the permitted height of the zone, the applicant shall demonstrate the following:*

- 1) The requested height is the minimum necessary for the effective functioning of the minor communication utility, and*
- 2) Construction of a network of minor communication utilities that consists of a greater number of smaller less obtrusive utilities is not technically feasible.*

The antennas are proposed to be mounted so that it is less than 54 feet above the ground. As proposed, the Senior Radiofrequency Engineer has documented that the height of the antenna is "...the minimum height necessary for adequate levels of coverage."

*e. If the proposed minor communication utility is proposed to be a new freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another existing transmission tower or on an existing building in a manner that meets the applicable development standards. The location of a facility on a building on an alternative site or sites, including construction of a network that consists of a greater number of smaller less obtrusive utilities, shall be considered.*

This criterion is not applicable as the proposal does not include a new freestanding transmission tower.

*f. If the proposed minor communication utility is for a personal wireless facility and it would be the third separate utility, or any subsequent separate utility after the third utility, on the same lot, the applicant shall demonstrate that it meets the criteria contained in subsection [23.57.009.A](#), except for minor communication utilities located on a freestanding water tower or similar facility.*

This criterion is not applicable as the proposal is not a personal wireless facility.

### **ADMINISTRATIVE CONDITIONAL USE - DECISION**

The applicant has demonstrated that the proposed facility is the least intrusive facility in the least intrusive location. Screening requirements and other development standards are met provided the antenna is documented to not exceed the minimum standoff necessary for effective functioning of the utility. Therefore, the Administrative Conditional Use Permit is **GRANTED**.

Signature: \_\_\_\_\_ (signature on file) Date: July 10, 2014  
Emily Lofstedt, Land Use Planner  
Department of Planning and Development

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